



**C A L I F O R N I A S T A T E
P U B L I C W O R K S B O A R D**

GRAY DAVIS, GOVERNOR

9 1 5 L S T R E E T ■ N I N T H F L O O R ■ S A C R A M E N T O C A ■ 9 5 8 1 4 - 3 7 0 6 ■ (9 1 6) 4 4 5 - 9 6 9 4

**STATE PUBLIC WORKS BOARD
January 10, 2003
MINUTES**

PRESENT:

Ms. Shelley Mateo, Program Budget Manager, Department of Finance
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation
Mr. Cy Rickards, Deputy Director, Legal Affairs, Department of General Services
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office
Ms. Barbara Lloyd, Deputy Treasurer, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member, Darrell Steinberg
Assembly Member Sally Havice
Senator Betty Karnette
Senator Wesley Chesbro

STAFF PRESENT:

James Tilton, Administrative Secretary, State Public Works Board, Department of Finance
Jim Lombard, Assistant Administrative Secretary, State Public Works Board
Kathryn Amann, Assistant Administrative Secretary, State Public Works Board
Madelynn McClain, Executive Secretary, State Public Works Board
Genevieve Frederick, Budget Analyst, Department of Finance
Jim Martone, Budget Analyst, Department of Finance
Susan Meier, Budget Analyst, Department of Finance

OTHERS PRESENT:

Aaron Todd, State Treasurer's Office
Chris Vance, State Treasurer's Office
Lisa Patero, Department of Corrections
Dale Clevenger, Community Colleges
Anita Nord, State Treasurer's Office
Tim Shelley, Senator Karnette's Office
Ross Davidson, Carmichael Chamber of Commerce

CALL TO ORDER AND ROLL CALL:

Ms. Mateo, Chairperson, Program Budget Manager, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

ACTION ITEMS:

Mr. Tilton reported that there was one action item. Item #1, University of California, Berkeley Campus. This Item will approve project scope and cost. This Item corresponds to Bond Item #7.

A motion was made by Mr. Garcia, and Seconded by Mr. Rickards to adopt Action Item #1.

Action Item #1 was adopted by a 3-0 vote.

BOND ISSUES:

Mr. Tilton reported that there were seven bond items. We are pulling Item #2, California Conservation Corps, Delta Service District, Item #3, Department of Forestry and Fire Protection, Hemet-Ryan Air Attack Base, and Item #4, Department of Health Services, Richmond Laboratory Campus to allow staff more time for due diligence.

Item #5, Department of Corrections, California Men's Colony, D-Quad Mental Health Services Building. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Ms. Lloyd, and Seconded by Mr. Garcia to adopt Bond Item #5.

Bond Item #5 was adopted by a 5-0 vote.

Item #6, University of California, Irvine Campus, Natural Sciences Unit 2. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Rickards, and Seconded by Ms. Lloyd to adopt Bond Item #6.

Bond Item #6 was adopted by a 5-0 vote.

Item #7, University of California, Berkeley Campus, Stanley Quantitative Biosciences and Bioengineering Facility. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Ms. Aronberg, and Seconded by Ms. Lloyd to adopt Bond Item #7.

Bond Item #7 was adopted by a 5-0 vote.

Item #8, California Community Colleges, Merced Community College District, Interdisciplinary Academic Center. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Rickards, and Seconded by Ms. Aronberg to adopt Bond Item #8.

Bond Item #8 was adopted by a 5-0 vote.

CONSENT CALENDAR:

Mr. Tilton noted that the **Consent Calendar** covered Items #9 through #17. We are pulling Item #9, Department of General Services, California State University, Prairie Street School at the request of the Department of General Services. The **revised consent calendar** covers Items #10 through #17.

In summary, the **revised consent calendar** proposes: three requests to approve preliminary plans, two requests to recognize a scope change, and three requests to approve the use of Inmate Day Labor.

There were two 20-day letters. Item #14, University of California, Santa Barbara Campus, Psychology Addition and Renewal, recognize scope change. A 20-day letter was sent to the Legislature on December 20, 2002, without comment. Item #17, California Community Colleges, Shasta College, Library Addition, recognize scope change. A 20-day letter was sent to the Legislature on December 12, 2002, without comment.

Staff recommends approval of the **revised consent calendar** Items #10 through #17.

A motion was made by Mr. Garcia, and by Seconded Mr. Rickards to adopt the Revised Consent Calendar and to approve Items #10 through #17.

The consent calendar was adopted by a 3-0 vote.

CLOSED SESSION ITEMS:

Ms. Mateo noted that there was one Closed Session Item.

Mr. Tilton stated that Item #19, Department of General Services, Department of Parks and Recreation, Topanga Headlands Settlement Property, Los Angeles. Headland Properties Associates V. State of California, et al. Los Angeles Superior Court Case No. BC209039.

At this time, we would like to excuse the audience so that the Board members and required people can discuss Item #18. We will then invite you back in to take up the related Action Item #19.

ACTION ITEMS:

Ms. Mateo stated that the meeting was back in open session.

Mr. Tilton noted that there was one Action Item.

Item #19, Department of General Services, Department of Parks and Recreation, Topanga Headlands Settlement Property. This item will consider authorization of acquisition via litigation settlement. This item is contingent upon the following:

The Department of Parks and Recreation getting a formal commitment from the city to pay half of the project costs.

The Department of Parks and Recreation taking a proactive approach in committing resources to fund a future project.

The Public Works Board will provide oversight of any funding received as part of the settlement.

A motion was made by Mr. Garcia, and Seconded by Mr. Rickards to adopt Action Item #19.

Action Item #19 was adopted by a 3-0 vote.

OTHER BUSINESS:

Mr. Tilton noted that there were no items of other business.

REPORTABLES:

Mr. Tilton indicated there were ten reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, February 14, 2003, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 10:32 a.m.

STATE PUBLIC WORKS BOARD

Friday
January 10, 2003
10:00 a.m.
Room 112
State Capitol
Sacramento, California

I. Roll Call

B. Timothy Gage, Director, Department of Finance
Clothilde Hewlett, Acting Director, Department of General Services
Jeff Morales, Director, Department of Transportation
State Controller's Office
State Treasurer's Office
Director, Employment Development Department
(Advisory Member)

* * * * *

Assembly Member, Darrell Steinberg, Legislative Advisor
Assembly Member, Sally Havice, Legislative Advisor
Senator, Betty Karnette, Legislative Advisor
Senator, Wesley Chesbro, Legislative Advisor

I. Approval of minutes for the December 13, 2002, regular meeting, and the December 20, 2002 special meeting. Report on conditional approvals of last meeting

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V. Action Items	Page 3 and 38
VI. Other Business	Page 40
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ACTION ITEM

ACTION ITEM – 1

UNIVERSITY OF CALIFORNIA (6440)

BERKELEY CAMPUS, ALAMEDA COUNTY

Stanley Quantitative Biosciences and Bioengineering Facility

*Authority: Chapter 3/02, Third Extraordinary Session
Chapter 379/02, Item 6440-302-6028 (1)
Chapter 106/01, Item 6440-302-0574 (1)
Chapter 52/00, Item 6440-301-0001 (1)*

a. Approve project scope and cost

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 1

University of California, Berkeley
Stanley Quantitative Biosciences and Bioengineering Facility

Action requested

The action requested will approve project scope and cost.

Scope Description

The Stanley Quantitative Biosciences and Bioengineering Facility project will construct a research laboratory building of approximately 155,000 assignable square feet and 285,000 gross square feet on the Berkeley campus. The building would serve as the Berkeley campus center for the California Institute for Bioengineering, Biotechnology, and Quantitative Biomedical Research (QB3) and would include a special laboratory for a second institute, the Center for Information Technology Research in the Interest of Society (CITRIS). The building will house specialized research laboratories in biochemistry and structural biology; bioengineering; and bioinformatics, along with associated laboratory support and space for administrative, instructional, and logistic support. The project also includes other academic space funded by a combination of campus funds and by the general obligation bond funded Stanley Hall Seismic Mitigation project.

Funding and Project Cost Verification

\$162,290,000 total estimated project cost.

\$14,490,000 project costs previously allocated: preliminary plans - \$5,787,000 (State funds: General Fund), \$725,000 (campus funds); working drawings - \$6,446,000 (State funds: General Fund), \$1,532,000 (State funds: general obligation bond)

\$147,800,000 project costs to be allocated: construction - \$22,642,000 (State funds: lease revenue bonds), \$16,737,000 (State funds: general obligation bond), \$87,371,000 (campus funds), \$15,000,000 (campus funds); equipment - \$6,050,000 (campus funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: September 2005

Staff Recommendation: Approve project scope and cost.

BOND ITEM

BOND ITEM – 2

CALIFORNIA CONSERVATION CORPS (3340)
DELTA SERVICE DISTRICT, SAN JOAQUIN COUNTY
Relocate Facility

Authority: Chapter 106/01, Item 3340-301-0001 (3)
Chapter 3/02, Third Extraordinary Session (Section 2)
Chapter 379/02, Item 3340-490-0660 (2)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the California Conservation Corps and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the California Conservation Corps and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$13,755,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 2

California Conservation Corps
Delta Service District, Relocate Facility

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The approved project authorizes the construction of a California Conservation Corps (CCC) residential facility to replace the Stockton facility. The new facility will consist of an administration building (2,964 square feet) a warehouse (10,684 square feet), a hazardous materials building (150 square feet), multiple purpose room – kitchen/ dining room (9,000 square feet), dorms (16,300 square feet), an educational and recreation building (10,454 square feet) and paved service areas (20,000 square feet). The facility will be designed to accommodate 111 corpmembers.

Funding and Cost Verification

This project is within cost. \$200,000 of the acquisition costs have been funded through Chapter 106, Statutes of 2001, Item 3340-301-0001 (3) which was appropriated for this purpose. The remaining program costs will be funded through Chapter 3, Statutes of 2002, 3rd Extraordinary Session as reappropriated through Chapter 379, Statutes of 2002, Item 3340-490-0660 (2).

\$12,555,000 total estimated project costs

\$13,755,000 total authorized project costs (after processed reversion)

\$300,000 project costs previously allocated: acquisition (staff work)

\$12,255,000 project costs to be allocated: preliminary plans \$588,000, working drawings \$645,000, construction \$11,022,000 (\$9,402,000 contract, \$470,000 contingency, \$1,150,000 A&E costs)

\$1,400,000 anticipated savings

CEQA

CEQA filing is not yet complete. CEQA will be completed around July 31, 2003.

Other:

- The CCC is being asked to leave the existing site that serves the Delta area and accelerated completion of this project is necessary to ensure the corpmembers are not displaced.
- The CCC will be requesting funding for preliminary plans prior to completing the acquisition phase in order to accelerate the project. The acquisition phase will not be completed until CEQA is completed.
- Because the identified site is already State owned, the acquisition will not be coming before the PWB for site selection but due diligence will be performed on the site to ensure the property is appropriate for a Lease Revenue Bond project.
- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in three phases. The first request will be for funds necessary to address the remaining acquisitions costs that will occur as part of the site selection process and to fund preliminary plan development. The second request will be for working drawings. The final request will be for the construction funding, upon satisfactory completion of working drawings and real estate due diligence.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: September 2003
Approve working drawings: March 2003
Complete construction: November 2005

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 3

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HEMET-RYAN AIR ATTACK BASE, RIVERSIDE COUNTY
Replace Facility

Authority: Chapter 106/01, Item 3540-301-0660(6)
Chapter 379/02, Item 3540-301-0660(8.8)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$5,456,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 3

Department of Forestry and Fire Protection
Hemet Ryan Air Attack Base, Replace Facility

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The approved project consists of constructing the following: a helicopter hanger (approximately 1,984 sq. ft.); an OV-10 hangar (3,600 sq. ft.); a 4,646 air operations building; a 3,850 sq. ft. (22 bed), barracks/messhall; and a 4,812 sq. ft. 3-bay apparatus building/warehouse building. Site work consists of demolition, clearing and grubbing, earthwork, paving, utilities and landscaping. Chapter 379/02, Item 3540-301-0660(8.8), Budget Act of 2002, authorized the acquisition of a long-term lease and tarmac construction work associated with this Lease Revenue Bond Project.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3540-301-0660(6), Budget Act of 2001, appropriated \$3,347,000 for the construction phase of this project and was approved by the PWB for interim financing on January 11, 2002. Chapter 379/02, Item 3540-301-0660(8.8), Budget Act of 2002, appropriated an additional \$2,109,000 for acquisition of a long-term lease and construction costs.

\$5,786,000 total estimated project costs

\$330,000 project costs previously allocated: preliminary plans \$164,000 and working drawings \$166,000

\$5,456,000 project costs to be allocated: acquisition \$350,000 and construction \$5,106,000 (\$4,384,000 contract; \$219,000 contingencies; and \$503,000 A&E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 23, 2000, and the waiting period expired on June 22, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: December 2003

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 4

**DEPARTMENT OF HEALTH SERVICES (4260)
RICHMOND LABORATORY CAMPUS: PHASE III OFFICE BUILDING, RICHMOND,
CONTRA COSTA COUNTY**

*Authority: Chapter 106/01, Item 4260-301-0660 (1)
Chapter 379/02, Item 4260-301-0660 (1)*

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Health Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Health Services and the State Public Works Board.
4. Approve the form of and authorize the execution of a **site lease** between the Department of Health Services and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization: \$49,793,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 4

Department of Health Services,
Richmond Laboratory Campus: Phase III Office Building

Action Requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. This project will construct a 200,000 gsf (3-story) office building at the DHS Richmond Laboratory Campus. The building will be similar in architectural style to the buildings in Phases I/II, with a reinforced concrete frame and pre-cast concrete/window wall building skin. Site work includes utilities and parking for approximately 600 vehicles.

Funding and Project Cost Verification

This project is within cost. The project costs are within the budget estimate.

\$51,638,000 total estimated project costs

\$4,111,000 project costs previously allocated: preliminary plans and working drawings

\$47,527,000 project costs to be allocated for construction: \$35,880,000 contract; \$1,794,000 contingency; \$4,778,000 A&E; \$5,075,000 agency retained.

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 27, 2001, and the waiting period expired October 29, 2001.

Project Schedule

The project schedule is as follows:

Complete construction: October 2004

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 5

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA MEN'S COLONY-EAST, SAN LUIS OBISPO, SAN LUIS OBISPO COUNTY
D-Quad Mental Health Services Building

Authority: Chapter 106/01, Item 5240-301-0001(17)
Chapter 379/02, Item 5240-301-0660(4)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
3. Approve the form of and authorize the execution of new and/or amended Facility Leases between the Department of Corrections and the State Public Works Board.
4. Approve the form of and authorize the execution of new and/or amended Site Leases between the Department of Corrections and the State Public Works Board.
5. Authorize the use of interim financing to be paid from the Public Building Construction Fund from the proceeds from the sale of the bond.

Total Estimated Bond Authorization: **\$2,744,000**

APPROVED.

BOND ITEM

STAFF ANALYSIS – 5

Department of Corrections
California Men's Colony-East, San Luis Obispo, San Luis Obispo County
D-Quad Mental Health Services Building

Action Requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The project includes the replacement of the existing modular units with a new permanent building to provide sufficient program and office space for the Mental Health Custody and Clinical Program needs as mandated by the Clark vs. State of California Remedial Plan and the Coleman Federal Court Monitors' inspection. The work includes the relocation of the existing modular units including ramps, stairs, platforms, foundations, utility connections, site grading/paving, and construction of the new 9,240 square foot single story Mental Health Services Building. Site improvements will include connection to existing utilities, new concrete roadway and walkways, site security fencing, and gates.

Funding and Project Cost Verification

This project is within cost.

\$2,744,000 total estimated project cost

\$2,744,000 project costs previously allocated: preliminary plans \$140,000; working drawings \$161,000; construction \$2,443,000 (\$1,810,000 contracts, \$111,000 contingency, \$175,000 agency retained, \$347,000 project administration)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 13, 2001, and the waiting period expired on January 16, 2002.

Project Schedule:

The project schedule is as follows:

Approve working drawings: December 2002
Complete construction: May 2004

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 6

UNIVERSITY OF CALIFORNIA (6440)
IRVINE CAMPUS, ORANGE COUNTY
Natural Sciences Unit 2

Authority: Chapter 106/01, Item 6440-302-0574 (5)
Chapter 33/02, Section 34(a)(2)(A)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$46,237,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 6

University of California, Irvine
Natural Sciences Unit 2

Action Requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The Natural Sciences Unit 2 project will construct a new 90,348 assignable square feet ("asf") research and office facility of to house research activities in biological sciences, chemistry and physics . It also includes renovation (7,454 asf) and expansion (5,896 asf) of the existing research support facility in the basement of the nearby McGaugh Hall building (formerly known as the Biological Sciences Unit 2 project) to support biological sciences laboratory programs.

Funding and Cost Verification

This project is within cost.

\$75,280,000 total estimated project costs

\$5,349,000 project costs previously allocated: preliminary plans \$3,237,000 (State funds), \$452,000 (campus funds); working drawings \$1,412,000 (State funds GO bonds), \$248,000 (campus funds).

\$69,931,000 project costs to be allocated: construction \$51,644,000 (State funds lease revenue bonds), \$10,937,000 (campus funds); equipment \$3,675,000 (State funds lease revenue bonds), \$3,675,000 (campus funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: October 2005

Staff Recommendation: Adopt resolution.

Staff Comments: This item authorizes leases and agreements and interim financing for both the new building and the expansion and renovation of McGaugh Hall. Construction of the new building is funded by a combination of State Public Works Board lease revenue bond funds and other University of California financing; the form of lease defines the portions of this project that are financed with the state lease revenue bonds and the portions that are financed with University funding. While this resolution authorizes interim financing for both the new building and the expansion/renovation of the existing McGaugh Hall, interim financing will be limited to the new facility until due diligence is completed on for the expansion/renovation of the existing McGaugh Hall.

BOND ITEM

BOND ITEM – 7

UNIVERSITY OF CALIFORNIA (6440)

BERKELEY CAMPUS, ALAMEDA COUNTY

Stanley Quantitative Biosciences and Bioengineering Facility

*Authority: Chapter 3/02, Third Extraordinary Session
Chapter 379/02, Item 6440-302-6028 (1)
Chapter 106/01, Item 6440-302-0574 (1)
Chapter 52/00, Item 6440-301-0001 (1)*

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$22,642,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 7

University of California, Berkeley
Stanley Quantitative Biosciences and Bioengineering Facility

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The Stanley Quantitative Biosciences and Bioengineering Facility project will construct a research laboratory building of approximately 155,000 assignable square feet and 285,000 gross square feet on the Berkeley campus. The building would serve as the Berkeley campus center for the California Institute for Bioengineering, Biotechnology, and Quantitative Biomedical Research (QB3) and would include a special laboratory for a second institute, the Center for Information Technology Research in the Interest of Society (CITRIS). The building will house specialized research laboratories in biochemistry and structural biology; bioengineering; and bioinformatics, along with associated laboratory support and space for administrative, instructional, and logistic support. The project also includes other academic space funded by a combination of campus funds and by the State funded Stanley Hall Seismic Mitigation project.

Funding and Project Cost Verification

\$162,290,000 total estimated project cost.

\$14,490,000 project costs previously allocated: preliminary plans - \$5,787,000 (State funds: General Fund), \$725,000 (campus funds); working drawings - \$6,446,000 (State funds: General Fund), \$1,532,000 (State funds)

\$147,800,000 project costs to be allocated: construction - \$22,642,000 (State funds: lease revenue bonds), \$16,737,000 (State funds), \$87,371,000 (campus funds), \$15,000,000 (campus funds); equipment - \$6,050,000 (campus funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: September 2005

Staff Recommendation: Adopt resolution.

Staff Comments: This project is part of the Institutes of Science and Innovation authorized by Education Code Section 92900 (Chapter 79/00). The authorizing legislation requires the University to provide a 2:1 match of state funds. Therefore, the form of lease defines which portions of this project are financed with the state lease revenue bonds and which portions are being financed with University funding. These leases are in draft form.

BOND ITEM

BOND ITEM – 8

CALIFORNIA COMMUNITY COLLEGES (6870)
MERCED COMMUNITY COLLEGE DISTRICT,
MERCED COLLEGE, MERCED COUNTY
Interdisciplinary Academic Center

Authority: Chapter 33/02, Section 34

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Merced Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Merced Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of the Site Lease between the Merced Community College District and the State Public Works Board.
5. Authorize the use of interim financing to be repaid from the Public buildings Construction from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$9,028,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 8

California Community Colleges
Merced Community College District, Merced College, Merced County
Interdisciplinary Academic Center

Action Requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

The project is within scope. The project constructs a 22,986 assignable square feet (asf) instructional facility consisting of 7,497 asf lecture, 5,602 asf laboratory, 5,029 asf office and 2,321 asf AV/TV, and 2,537 asf other spaces. Minor refinements in design have resulted in a slight shifting of spaces but yield the same assignable square feet.

Funding and Project Cost Verification

This project is within cost.

\$9,605,000 total estimated project costs

\$577,000 project costs previously allocated: preliminary plans \$276,000 and working drawings \$301,000

\$9,028,000 project costs to be allocated: construction \$7,781,000 (\$6,984,000 contracts, \$349,000 contingency, \$448,000 administration, testing, inspection, and construction management) at CCCI 4019, and equipment \$1,247,000 at EI 2564.

CEQA

The project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: March 2004

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA STATE UNIVERSITY NORTHRIDGE (6610)
PRAIRIE STREET SCHOOL, ZELZAH COURT PROPERTY EXCHANGE
COUNTY OF LOS ANGELES
Project Number CSU001X, DGS Parcel Number 10120

Authority: Chapter 726/01, Section 1

- a. Authorize acquisition consistent with the staff analysis**

PULLED.

CONSENT ITEM

STAFF ANALYSIS – 9

Department of General Services
California State University, Northridge
Prairie Street School, Zelzah Court Property Exchange

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The project authorizes acquisition of the Prairie Street Elementary School site consisting of approximately 8.5 acres in exchange for a portion of the California State University, Northridge (CSUN) campus consisting of approximately 5 acres. The property to be acquired is owned by the Los Angeles Unified School District (LAUSD) and is adjacent to the CSUN campus. The site is improved with an unused LAUSD elementary school, which is currently used by the District for storage and parking.

Funding and Cost Verification

This project is within cost. Chapter 726, Statutes of 2001, Section 1 provides for the exchange of state owned land for the property to be acquired. The legislation provides that any funds received from the transaction authorized by the bill would be appropriated to the Trustees for expenditure, without regard to fiscal year, for construction and capital development of projects that are eligible for state support, following approval by the Department of Finance.

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 4, 2002, and the waiting period expired on October 4, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 2002.

Condition of Property

The Department of General Services, Environmental Services Section (ESS) staff conducted a site visit on August 2, 2002, of the Prairie Street/Zelzah Court, Northridge site, located at 17930 Prairie Street, Northridge, Los Angeles County. No due diligence issues were noted that would prevent the site acquisition. Staff also reviewed a formal Preliminary Site Assessment, Phase I, completed for the California State University, Northridge, December 2000. Based on a review of the Phase I report and the site visit, ESS staff believe there are no unknown environmental hazards.

Other:

- The State Public Works Board approved the project for site selection on September 13, 2002.
- There is no relocation assistance involved with this project.
- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA MEN'S COLONY-EAST, SAN LUIS OBISPO, SAN LUIS OBISPO COUNTY
D-Quad Mental Health Services Building

Authority: Chapter 106/01, Item 5240-301-0001 (17)
Chapter 379/02, Item 5240-301-0660 (4)

a. Approve use of Inmate Day Labor

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 10

Department of Corrections
California Men's Colony-East, San Luis Obispo, San Luis Obispo County
D-Quad Mental Health Services Building

Action Requested

The requested action will provide approval to utilize Inmate Day Labor (IDL) resources pursuant to Public Contracts Code Section 10103.5 to complete the construction phase.

Scope Description

This project is within scope. The project includes the replacement of the existing modular units with a new permanent building to provide sufficient program and office space for the Mental Health Custody and Clinical Program needs as mandated by the Clark vs. State of California Remedial Plan and the Coleman Federal Court Monitors' inspection. The work includes the relocation of the existing modular units including ramps, stairs, platforms, foundations, utility connections, site grading/paving, and construction of the new 9,240 square foot single story Mental Health Services Building. Site improvements will include connection to existing utilities, new concrete roadway and walkways, site security fencing, and gates.

Funding and Project Cost Verification

This project is within cost.

\$2,744,000 total estimated project cost

\$2,744,000 project costs previously allocated: preliminary plans \$140,000; working drawings \$161,000; construction \$2,443,000 (contract \$1,810,000, contingency \$111,000; project administration \$347,000; agency retained \$175,000; bid savings \$50,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 13, 2001, and the waiting period expired on January 16, 2002, with no opposition to this project.

Project Schedule:

The project schedule is as follows:

Complete construction May 2004

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEM

CONSENT ITEM – 11

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA MEDICAL FACILITY, VACAVILLE, SOLANO COUNTY
Unit-V Modular Housing Replacement

Authority: Chapter 52/00, Item 5240-301-0001(15)
Chapter 379/02, Item 5240-301-0660(2)

- a. **Approve use of Inmate Day Labor**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 11

Department of Corrections
California Medical Facility, Vacaville-Solano County
Unit V Modular Housing Replacement

Action Requested

The requested action will provide approval to utilize Inmate Day Labor (IDL) resources pursuant to Public Contract Code Section 10103.5 to complete the construction phase.

Scope Description

The project is within scope. The scope of the Unit-V modular housing replacement project includes the construction of two, 200-bed dormitory style-housing units (each approximately 13,200 square feet) in the Main Yard of the California Medical Facility. Site improvements will include connection to existing utilities, as well as site security fencing, gates and access for pedestrians and vehicles. The project also includes demolition of the existing dormitory housing units. The 2002/03 Budget Act appropriated \$5,824,000 for the construction phase of this project. The IDL anticipates employing 18 inmates for this project.

Funding and Cost Verification

This project is within cost.

\$6,244,000 total estimated project costs

\$6,244,000 project costs previously allocated: preliminary plans \$216,000; working drawings \$204,000; construction \$5,824,000 (contract \$4,727,000; contingency \$260,000; project administration \$144,000; A&E \$183,000, agency retained \$453,000, bid savings \$57,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 13, 2000, and the waiting period expired on October 18, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: March 2004

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEM

CONSENT ITEM – 12

DEPARTMENT OF CORRECTIONS (5240)
SALINAS VALLEY STATE PRISON, SOLEDAD, MONTEREY COUNTY
Water Treatment Plant Installation

Authority: Chapter 379/02, Item 5240-301-0001 (9)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 12

Department of Corrections
Salinas Valley State Prison, Soledad, Monterey County
Water Treatment Plant Installation

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project includes construction of a groundwater well and transmission pipeline that connects to an existing pipeline, abandonment of existing Well No. 8, and procurement and installation of water treatment (water softening) equipment.

Funding and Project Cost Verification

This project is within cost.

\$1,835,000 total estimated project costs

\$45,000 project costs previously allocated: preliminary plans \$45,000

\$1,790,000 project costs to be allocated: working drawings \$70,000; construction \$1,720,000 (contract \$1,032,000; contingency \$52,000; project administration \$111,000; and agency-retained \$525,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 17, 2002, and the waiting period expired on November 20, 2002.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: January 2003
Approve working drawings: March 2003
Complete construction: December 2003

Staff Recommendation: Approve preliminary plans and the release of working drawing funds

CONSENT ITEM

CONSENT ITEM – 13

DEPARTMENT OF CORRECTIONS (5240)

CALIFORNIA CORRECTIONAL CENTER

Replace Antelope Camp Dorms

*Authority: Chapter 106/01, Item 5240-301-0001 (4)
Chapter 379/02, Item 5240-301-0660 (1)*

- a. **Approve use of Inmate Day Labor**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 13

Department of Corrections
California Correctional Center
Replace Antelope Camp Dormitories

Actions Requested

The requested action will provide approval to utilize Inmate Day Labor (IDL) resources pursuant to Public Contract Code Section 10103.5 to complete the construction phase.

Scope Description

This project is within scope. The scope of the Antelope Camp Dormitories Replacement project includes plans for constructing three 36-bed dormitories of approximately 3,400 gross square feet each. Four of the existing six existing dormitories will be demolished and removed during construction. Limited sidewalk demolition and removal of utilities to the existing modular dormitories will also be included as part of the construction.

Funding and Cost Verification

This project is within cost. The 2002/2003 Budget Bill approved \$2,170,000 for the construction phase of this project. This project was designed as a Penal Code 7000. The Department's construction cost estimate at preliminary plans was \$2,263,000, or 4.3 percent above the SRL of 2001. The Department's IDL program construction cost estimate is \$2,170,000, recognizing a \$51,000 construction fund deficit. Assuming a 2.4 percent augmentation is necessary for the aforementioned amount, it is estimated that 1.9% savings can be realized using IDL in lieu of a contract bid.

\$2,437,000 total estimated project cost

\$2,437,000 project costs previously allocated: preliminary plans \$121,000; working drawings \$146,000; construction \$2,170,000 (contracts \$1,804,000, contingency \$90,000, project administration \$276,000)

\$51,000 anticipated construction deficit

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 7, 2002, and the waiting period expired on February 11, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: January 2004

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEM

CONSENT ITEM – 14

UNIVERSITY OF CALIFORNIA (6440)
SANTA BARBARA CAMPUS, SANTA BARBARA COUNTY
Psychology Addition and Renewal

Authority: Chapter 379/02, Item 6440-301-6028 (10)

a. Recognize scope change

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 14

University of California, Santa Barbara
Psychology Addition and Renewal

Action requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The Psychology Building Addition and Renewal project as approved in the 2002 Budget Act will renew building systems, renovate approximately 7,466 assignable square feet (asf) of office space for research needs and construct an addition of 12,000 asf, including a partial basement, to provide specialized lab and lab support space, and faculty and administrative offices.

The University of California (UC) proposes to use campus funds to add 5,045 asf of basement space to the Psychology Building Addition and Renewal project. The added space would include a finished area of 1,681 asf to house the Center for Brain Imaging and 3,364 asf shelled space for future development to meet the research needs of the Department of Psychology and other related programs. This space would increase the addition's assignable square feet to a total of 17,045.

Because of the integration of the campus funded, additional assignable area within the building, it would be difficult to obtain reliable, cost-effective bids for the work as separate projects with separate bid documents. To address this concern, it is proposed that the two be combined into a single project. UC has committed additional funding of \$2,282,000 to pay all costs related to this added scope, and there will be no additional costs to the state. A 20-day letter was sent to the Legislature on December 20, 2002, without comment.

Funding and Cost Verification

This project is within cost. Because the university funds will fully fund the additional space, there is no change to the state cost of the project.

\$13,382,000 total estimated project costs

\$397,000 project costs previously allocated: preliminary plans

\$12,985,000 project costs to be allocated: preliminary plans - \$138,000 (campus funds);
working drawings - \$476,000 (State funds), \$124,000 (campus funds);
construction - \$9,817,000 (State funds), \$2,020,000 (campus funds); equipment
- \$410,000 (State funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: March 2003

Approve working drawings: July 2003

Complete construction: March 2006

Staff Recommendation: Recognize scope change.

CONSENT ITEM

CONSENT ITEM – 15

CALIFORNIA COMMUNITY COLLEGES (6870)
ALLAN HANCOCK COMMUNITY COLLEGE DISTRICT
ALLAN HANCOCK COLLEGE, SANTA BARBARA COUNTY
Library/Media Technology Center

Authority: Chapter 891/01, Item 6870-301-0574 (1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 15

California Community Colleges
Allan Hancock Community College District, Allan Hancock College,
Library/Media Technology Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The authorized project expands the existing library by 14,575 asf, reconstructs 19,947 asf, and demolishes 5,009 asf. The new construction includes 1,300 asf office space, 6,475 asf library space, 4,900 av/tv space and 1,900 asf other space. The reconstruction includes 372 asf office space, 18,653 asf library space, and 922 asf other space and the demolition eliminates 1,039 asf office space, 495 asf library space, 3,099 asf av/tv space and 376 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$9,711,000 total estimated project costs

\$317,000 project costs previously allocated: preliminary plans

\$9,394,000 project costs to be allocated: working drawings \$315,000; construction \$7,822,000 (\$7,014,000 contracts, \$376,000 contingency, \$432,000 administration, testing, inspection) at CCCI 4019; and equipment \$1,257,000 at EI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 15, 2002, and the waiting period expired on November 19, 2002

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2003
Complete construction: October 2004

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 16

CALIFORNIA COMMUNITY COLLEGES (6870)
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
MOORPARK COLLEGE, VENTURA COUNTY
Child Development Center

Authority: Chapter 891/01, Item 6870-301-0574 (24)
Chapter 379/02, Item 6870-301-6028 (56)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 16

California Community Colleges
Ventura County Community College District, Moorpark College,
Child Development Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The authorized project developments the preliminary plans for a new 9,218 asf child development center with 1,626 asf for laboratories, 978 for offices, and 6,614 asf of other space including 6,156 asf for child development services.

Funding and Project Cost Verification

This project is within cost. An adjustment to equipment costs is included in the 2003-04 Budget.

\$3,561,000 total estimated project costs

\$101,000 project costs previously allocated: preliminary plans

3,004,000 project costs to be allocated: working drawings \$103,000; construction \$2,651,000 (\$2,297,000 contracts, \$115,000 contingency, \$239,000 administration, testing, inspection) at CCCI 4019; and equipment \$250,000 at EI 2564

\$456,000 district funds to be provided for the project: preliminary plans \$20,000, working drawings \$16,000 and construction \$420,000 (\$383,000 contracts, \$19,000 contingency, and \$18,000 administration, testing, inspection) at CCCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 29, 1997, and the waiting period expired on July 3, 1997.

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2004

Complete construction: July 2005

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 17

CALIFORNIA COMMUNITY COLLEGES (6870)
SHASTA/TEHAMA/TRINITY JOINT COMMUNITY COLLEGE DISTRICT
SHASTA COLLEGE, SHASTA COUNTY
Library Addition

Authority: Chapter 891/01, Section 34(b)(19)
Chapter 379/02, Item 6870-301-6028 (50)

a. Recognize scope change

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 17

California Community Colleges
Shasta/Tehama/Trinity Joint Community College District, Shasta College,
Library Addition

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

The project is not within scope. The authorized scope of the project provides for the construction of a 14,892 asf addition to the existing library and renovation of 980 asf in the existing library. The addition includes 7,544 asf of library space, 4,241 asf of av/tv space and 3,107 asf of administrative support space. This project renovates 980 asf of av/tv space. The district proposes to change the characteristic of the project from an addition to a stand-alone library annex located 400 feet west of the existing library in the southwest area of the campus adjacent to the proposed District-funded University Center. This change is the result of the Division of the State Architect's (DSA) review of the preliminary design. DSA found that placing the addition on two sides of the existing library as proposed limited fire truck accessibility to the building. Placement on the east side would destroy an environmentally sensitive memorial redwood grove and placement on the west side was not possible due to abrupt topography changes. The new library annex includes 1,157 asf of laboratory space, 1,108 asf of office space, 5,459 asf of library space, 3,738 asf of av/tv space, and 883 asf of other space. The project will also renovate 2,550 asf of the existing library. A 20-day letter was sent to the Legislature on December 12, 2002, without comment.

Funding and Project Cost Verification

The project is within cost.

\$7,407,000 total estimated project costs

\$488,000 state funding previously allocated: preliminary plans \$245,000 and working

drawings, \$243,000

\$6,919,000 state funding to be allocated: construction \$6,171,000 (\$5,544,000 contracts, \$281,000 contingency, \$111,000 construction management, \$89,000 administration, \$146,000 testing and inspection) at CCCI 4019 and Equipment \$748,000 at EPI 2564.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 11, 2002, and the waiting period expired on December 16, 2002.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	May 2003
Approve working drawings:	October 2003
Complete construction:	September 2005

Staff Recommendation: **Recognize scope change.**

CLOSED SESSION

CLOSED SESSION - 18

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOPANGA HEADLAND SETTLEMENT PROPERTY, LOS ANGELES COUNTY
HEADLAND PROPERTIES ASSOCIATES V. STATE OF CALIFORNIA, et al.
LOS ANGELES SUPERIOR COURT CASE NO. BC 209039
DGS Parcel Number 10153, DPR Parcel Number A40101

Authority: Government Code Section 11126(c)(7)(A)-(C) and 11126(e)(1)

- a. Discuss potential acquisition via litigation settlement in closed session**

ACTION ITEM

ACTION ITEM – 19

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOPANGA HEADLAND SETTLEMENT PROPERTY, LOS ANGELES COUNTY
DGS Parcel Number 10153, DPR Parcel Number A40101

- a. Consider authorization of acquisition via litigation settlement**

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 19

Department of General Services
Department of Parks and Recreation
Topanga Headland Settlement Property

Action requested

The requested action will consider authorization of acquisition via litigation settlement.

Description

The property under consideration for acquisition is a 1.52 acre parcel located adjacent to Topanga State Park in the City of Los Angeles. In 1974, the Department of Park and Recreation (DPR) acquired the property adjacent to this parcel of land from Headland Properties Associates (HPA). The acquisition became part of Topanga State Park. HPA retained ownership of the 1.52 acre parcel. The Topanga State Park property and the HPA property have both been susceptible to landslides in the past.

The last landslide in that area occurred in 1998 and, as a result, in 1999 HPA filed a complaint against the State and the parties to the lawsuit are currently in negotiations on a settlement to the case (Headland Properties Associates V. State of California, et al. Los Angeles Superior Court Case No. BC 209039). The acquisition of this parcel is connected to this litigation.

Cost

In addition to taking title to the property, the Department is to receive from the plaintiff in the litigation the sum of \$800,000 which is required to be used towards a permanent solution to the long-standing landslide situation at the location. Subject to further preliminary engineering studies and evaluation to be funded from the \$800,000 fund, and agreement as to the final project between the City of Los Angeles and the State, the estimated costs of a permanent landslide protection project vary between \$3.5 million and \$10 million. Preliminarily, it appears the most plausible and expensive project would be to construct a tunnel over the adjacent roadway owned by the City. DPR has developed a joint project agreement with the City of Los Angeles. This agreement will go before the city council at the end of January and would commit the City to seek funding to address half the costs of the alternative selected to address the landslide issues.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 27, 2002, and the waiting period expired on August 1, 2002.

Staff Recommendation: Authorize acquisition with the following stipulations:

- **The Department of Parks and Recreation getting a formal commitment from the city to pay half of the project costs.**
- **DPR taking a proactive approach in committing resources to fund a future project.**
- **The Public Works Board will provide oversight of any funding received as part of the settlement.**

OTHER BUSINESS

REPORTABLES

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary